

GRAPHIC ( IN FEET 1 inch = 20 SCALE

STREET ADDRESS: 15 N.W. 5th Avenue, Hallandale, Florida

EGAL DESCRIPTION:

A portion of Lot 1, Block 21 of Section 28, Township 51 South, Range 42 East, of TOWN OF HALLANDALE as recorded in Plat Book B, Page .13 of the Public Records of Dade County, Florida, said portion being more particularly described as follows:

COMMENCE at the Southwest (S. W.) corner of said Lot 1;
THENCE run North 01°56'09" West along the West line of said Lot 1 a distance of 35.0 feet to the POINT OF BEGINNING; THENCE continue North 01°56'09" West for a distance of 15.0 feet

THENCE run North 88°02'35" East along the North line of said Lot 1; to the Point on the chord of a 25.0 foot radius curve, concave to the Northwest (N. W.), tangent to the East line of said Block 21 and tangent to a line 35.0 feet North of and parallel with THENCE run South 43°03'13" West along

the South line of said Lot 1;
THENCE run South 43°03'13" West along said chord for a distance of 21.22 feet to a point on said line 35.0 feet North of and parallel with the South line of said Lot 1; THENCE run South 88°02'35" West along said line for a distance of 100.0/ feet to the POINT OF BEGINNING. Said land lying in Broward County, Florida and containing 1,613 square feet (0.0370 acres), more or

## TOGETHER WITH;

Lots 2, 3, 4 and 5, Block 21 of Section 28, Township 51 South, Range 42 East, of TOWN OF HALLANDALE as recorded in Plat Book B, Page .13 of the Public Records of Dade County, Florida. Said lands situate, lying and being in Broward County, Florida.

- Unless otherwise noted field measurements are in agreement with record measurement.
   Bearings shown hereon are based on a bearing of "PER DEED"
   The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
   Ownership of fences and walls if any are not determined.
   This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
   This survey is made for the exclusive use of the certified hereon, to be valid one year from the data of survey is made.

Map and panel no County: Broward Community name and number: Hallandale 125110 banel number: 12011c0318f

Flood zone: "X"

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BENCHMARK INFORMATION:
Broward County Benchmark #3342
Elevation = 8.522'NGVD1929
Square cut in N.W. corner of curb at intersection Hallandale Beach Boulevard and N.E. 3rd

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 61G17—6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, MAY 1995.

EA

EASEMENTS ACCORDING TO THE PLAT THEREOF

ENCROACHMENTS ACCORIDNG TO THE PLAT THEREOF Drive encroaches into right of way on East side of property.

SHEET 1 OF 1

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

80-05-8

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE 1"=20'

SKETCH NUMBER

SU-08-2064



POMPANO BEACH FLORIDA 33060

L.B. #3635

ACCURATE

LAND

SURVEYORS,

NO.

EGEND OF

ABBREVIATIONS:

EVATIONS BASED ON N.G.V.D. UARE FEET RMANENT CONTROL POINT LM BEACH COUNTY RECORDS

ARD COUNTY RECORDS
COUNTY RECORDS

POWER & LIGHT

ED FLOOR

W CONC DB CLF BLVD ENCH LP LR PRM NG VD UE DE MAINT. ESMIT ELEV.

BOUNDARY

TOPOGRAPGIC

SURVEY

TEL. (954) 782-1441 FAX. (954) 782-1442



